



REGULAR MEETING OF THE UPLAND PLANNING COMMISSION AGENDA

**MARCH 23, 2022, at 6:30 PM
Council Chambers**

**ROBIN ASPINALL, CHAIR
THOMAS GRAHN, VICE CHAIR
CAROLYN ANDERSON, COMMISSIONER
CHRISTINE S. CALDWELL, COMMISSIONER
JEFFREY JOHNSON, COMMISSIONER
SERGE MAYER, COMMISSIONER
PATRICK Y. SHIM, COMMISSIONER**

**ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR
ALBERT MALDONADO, DEPUTY CITY ATTORNEY**

DISRUPTION OF MEETINGS

Individuals who demonstrate disruptive conduct during Planning Commission Meetings that prevent the Planning Commission from conducting its meeting in an orderly manner are guilty of a misdemeanor as stated in PC403, disrupting a public meeting, and are subject to removal from the chamber or arrest.

1. CALL TO ORDER OF THE PLANNING COMMISSION REGULAR MEETING

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

Approve the Regular Meeting Minutes of February 23, 2022. (Staff Person: Jamie Davidson)

5. COUNCIL ACTIONS

Presentation of City Council actions from the Regular Meetings of February 28, 2022, and March 14, 2022. (Staff Person: Robert D. Dalquest)

6. FUTURE AGENDA ITEMS

Presentation of future Planning Commission agenda items. (Staff Person: Robert D. Dalquest)

7. ORAL COMMUNICATIONS

This is the time for any citizen to comment on any items that are not listed on the agenda under "Public Hearings" but within the Planning Commission's purview. Anyone wishing to address the Planning Commission should submit a speaker card to the Planning Secretary prior to speaking. The speakers are requested to keep their comments to five (5) minutes. The use of visual aids will be included in the time limit. Under the provisions of the Brown Act, the Planning Commission is prohibited from acting on items not listed on the agenda.

8. PUBLIC HEARINGS

A. SPECIFIC PLAN AMENDMENT NO. 2021-0001 AND ENVIRONMENTAL ASSESSMENT REVIEW NO. 21-0009

Project Description: Consideration of a Specific Plan Amendment (SPA No. 2021-0001) to the Historic Downtown Upland Specific Plan and Environmental Assessment Review No. 21-0009 to modify Table 5-1 (Permitted Land Uses) and allow "Multi-family Residential" as a permitted use on the ground floor under the First Avenue Overlay area of the Old Town and Euclid districts. The First Avenue Overlay area is bounded by C Street to the north, A Street to the south, and the rear of the properties that front on the east and west sides of First Avenue. The Historic Downtown Upland Specific Plan encompasses an area of 210 acres and located in the southeast area of the City. It is generally bounded by Arrow Highway to the north, 8th Street to the south, Campus Avenue to the east and Euclid Avenue to the west. (Staff Person: Mike Poland)

CEQA Determination: The adoption of the Specific Plan Amendment does not: (1) trigger the need for subsequent environmental review pursuant to Section 21166 of the Public Resources Code and Section 15162 of the CEQA Guidelines; (2) require major revisions of the Final EIR for the Historic Downtown Upland Specific Plan (State Clearinghouse [SCH] No. 2009111055) due to new or substantially increased significant environmental effects; or (3) result in any substantial changes with respect to the circumstances under which the project will be undertaken that would require major revisions of the Final EIR due to new or substantially increased significant environmental impacts; and there has been no discovery of new information of substantial importance that would trigger or require major revisions of the Final EIR due to new or substantially increased significant environmental effects.

Applicant: City of Upland

Appeal Period: There is no appeal period, the Planning Commission's decision is a recommendation to the City Council.

B. 2021-2029 HOUSING ELEMENT UPDATE, GENERAL PLAN AMENDMENT NO. 22-0001

Project Description: To conduct a public hearing and review revisions made to the Draft 2021-2029 Housing Element Update (General Plan Amendment No. 22-0001) which incorporate comments received from the State Department of Housing and Community Development's (HCD's) review, and to receive comments from the public prior to the revised Draft 2021-2029 Housing Element Update being sent to HCD for a second review. (Staff Person: Robert D. Dalquest)

CEQA Determination: This Project is Exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) of the CEQA Guidelines which states, in part, that a project is exempt from CEQA if "the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Adoption of the Housing Element Update would not approve any development project or other physical change to the environment.

Applicant: City of Upland

Appeal Period: There is no appeal period as no decision is being made by the Planning Commission. The item is being brought forth to the Planning Commission for discussion.

9. BUSINESS ITEMS

- a. Discussion to appoint a Planning Commissioner to participate on the interview panel for new Planning Commission candidates due to Chair Aspinall being a candidate for a second term.

10. PLANNING COMMISSION COMMENTS

11. ADJOURNMENT

Adjourn to the next regular scheduled Planning Commission meeting on April 27, 2022.

NOTICE TO PUBLIC: All maps, environmental information, and other pertinent data is on file in the City of Upland Development Services Department and will be available for public inspection by appointment prior to the meeting at 460 North Euclid Avenue during normal business hours. To schedule an appointment, please call (909) 931-4305.

If you wish to appeal a decision of the Planning Commission, you must do so within ten (10) calendar days following the meeting. Please contact the Planning Division for information regarding the appeal procedure.

If you challenge the public hearing(s) or the related environmental determinations, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Upland, at or prior to, the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (909) 931-4305. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

POSTING STATEMENT: I, Jamie Davidson, Administrative Analyst for the City of Upland, hereby certify that a true accurate copy of the foregoing agenda was posted on March 17, 2022, at least 72 hours prior to the meeting on the bulletin boards at 460 N. Euclid Avenue (Upland City Hall) and 450 N. Euclid Avenue (Upland Public Library), and on the City's website at www.uplandca.gov per Government Code Section 54954.2.